



HIVE



8 LYTCHETT DRIVE  
BROADSTONE  
BH18 9LB

“  
*Agent's introduction*

First time on the market in over 40 years, this spacious, extremely well-cared-for four-bedroom detached home is set in a sought-after Broadstone location, near the Castleman Trailway and local amenities. Featuring a 75ft garden, a garage with a workshop, and an excellent school catchment.







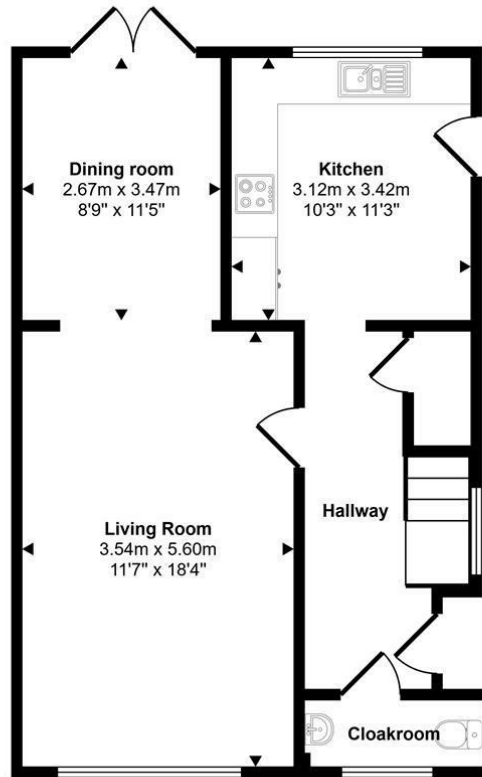
## *Property highlights*

- First time on the market in over 40 years
- Four-bedroom detached family home
- Highly sought-after Broadstone location
- Short walk to Castleman Trailway and High Street
- Within excellent local school catchment
- Spacious dual-aspect lounge/dining room
- Modern bathroom and downstairs cloakroom
- Kitchen with scope to update and personalise
- Approx. 75ft tiered rear garden with sunny aspect
- Garage, workshop and ample off-road parking

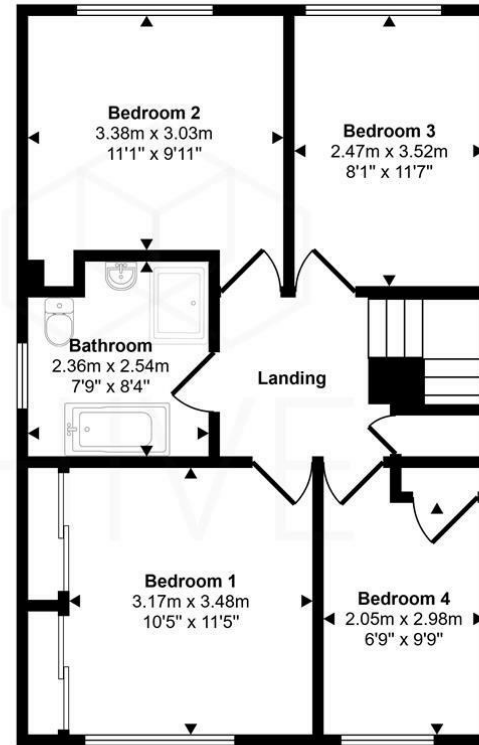


# Floor plan and EPC

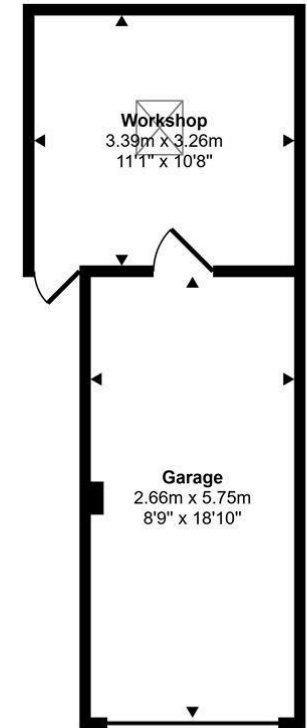
Approx Gross Internal Area  
136 sq m / 1466 sq ft



Ground Floor  
Approx 54 sq m / 579 sq ft



First Floor  
Approx 56 sq m / 599 sq ft



Outbuilding  
Approx 27 sq m / 288 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





HIVE & Partners Unit F1, Arena Business Centre 9 Nimrod Way, Ferndown, BH21 7UH  
01202 122 002 | [www.hiveandpartners.co.uk](http://www.hiveandpartners.co.uk) | [sales@hiveandpartners.co.uk](mailto:sales@hiveandpartners.co.uk)